

50-4-29 ✓
47-45TRANSFER
TAX
PAIDWARRANTY DEED

024464

YUE KIM-WAI of Waterville, County of Kennebec and State of Maine for consideration paid, grants to HAROLD E. VAYO and CLAIRE PRONTNICKI of Oakland, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit:

Being Lot Numbered Two (2) on a certain plan of land of C. H. and A. J. Alden on Western Avenue, dated May 19, 1910, executed by Burleigh and Page and recorded in the Kennebec County Registry of Deeds in Plan Book 9 at Pages 4 and 5; subject, however, to any rights of way or other interest that the City or others may have acquired in this described area and which has been sometimes referred to as Cedar Street.

Also, granting and conveying hereby a right of way on foot and by vehicle in common with others over such part of Frances Street as has not been accepted by the City as set forth on said Plan.

Excepting and reserving all sewer rights that may have been granted to the City of Waterville or others over any of the property conveyed herein.

This conveyance is made upon the express conditions that no building other than a private dwelling house with garage not exceeding two car capacity, said dwelling house and garage to cost when fully completed, not less than three thousand (\$3,000.00) dollars, shall be erected upon said lot as set forth on said Plan, which lot is included in the above described premises, and that said buildings and each of them shall set as least twenty (20) feet from the street line.

According to said Plan, said lot is at the corner of Western Avenue and Cedar Street and measures sixty (60) feet, more or less, on Western Avenue, one hundred ten (110) feet, more or less, on Cedar Street, sixty (60) feet, more or less, on the south line of said lot, and one hundred twelve (112) feet, more or less, on the west line.

Being the same premises conveyed to Yue Kim-Wai by warranty deed of Paul C. Grenier, and recorded in the Kennebec County Registry of Deeds in Book 2497, Page 77.

WITNESS my hand and seal this 21st day of September, 1987.

Mary C. Foul
witness

Yue Kim-Wai
YUE KIM-WAI

THE STATE OF MAINE
Kennebec, ss.

September 21, 1987

Then personally appeared the above named YUE KIM-WAI and
acknowledged the foregoing instrument to be his free act and deed.

Before me, Mary E. Soule
Notary Public
Mary E. Soule

MARY E. SOULE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 20, 1990



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